

MLM CRAYFORD

33,765- 170,535 SQ FT

INDUSTRIAL / LOGISTICS UNITS
TO BE SPECULATIVELY DEVELOPED

TARGET PC Q4 2024

///LINER.PATIO.PUNS

WWW.MLMCRAYFORD.CO.UK



THAMES ROAD,
CRAYFORD,
DA1 4QP

IN GOOD COMPANY

A range of local and national occupiers include



A major new 12.2 acre development located off Thames Road (A206)

3.7 miles to J1a of the A282 and 4.7 miles to the M25

Excellent access to central London, only 16 miles to the west



TOWARDS A SUSTAINABLE FUTURE

MLM Crayford offers urban logistics solutions from 33,765 to 170,535 sq ft suitable for B2 and B8 uses. Best in class buildings will be built to the highest standards and are expected to achieve a BREEAM rating of Excellent and EPC A.



BREEAM
Target Excellent



EPC
Target A



Photovoltaic
Panels



Targetting Net Zero
Carbon in Lifecycle



EV
Charging



Energy Efficient
LED Lighting



Bike
Storage



Rainwater
Harvesting



Air Source
Heat Pump



INDUSTRIAL OPPORTUNITY

Unit One

Unit One	Sq Ft
Warehouse	145,860
3 Storey Offices	15,750
Mezzanine	8,925
Total	170,535

*GEA



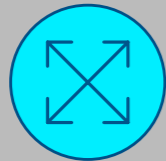
14 Dock Level Doors



91 Car Parking Spaces



Grade A Three-Storey Offices



50m Yard Depth



Secure Yard



15 m Eaves Height

Unit Two

Unit Two	Sq Ft
Warehouse	92,650
3 Storey Offices	12,320
Mezzanine	9,975
Total	114,945

*GEA



12 Dock Level Doors



69 Car Parking Spaces



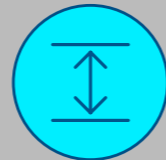
Grade A Three-Storey Offices



50m Yard Depth



Secure Yard



12.5 m Eaves Height

Unit Three

Unit Three	Sq Ft
Warehouse	27,325
2 Storey Offices	2,400
Mezzanine	4,040
Total	33,765

*GEA



3 Level Access Doors



20 Car Parking Spaces



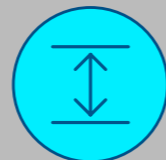
Grade A Two-Storey Offices



30m Yard Depth



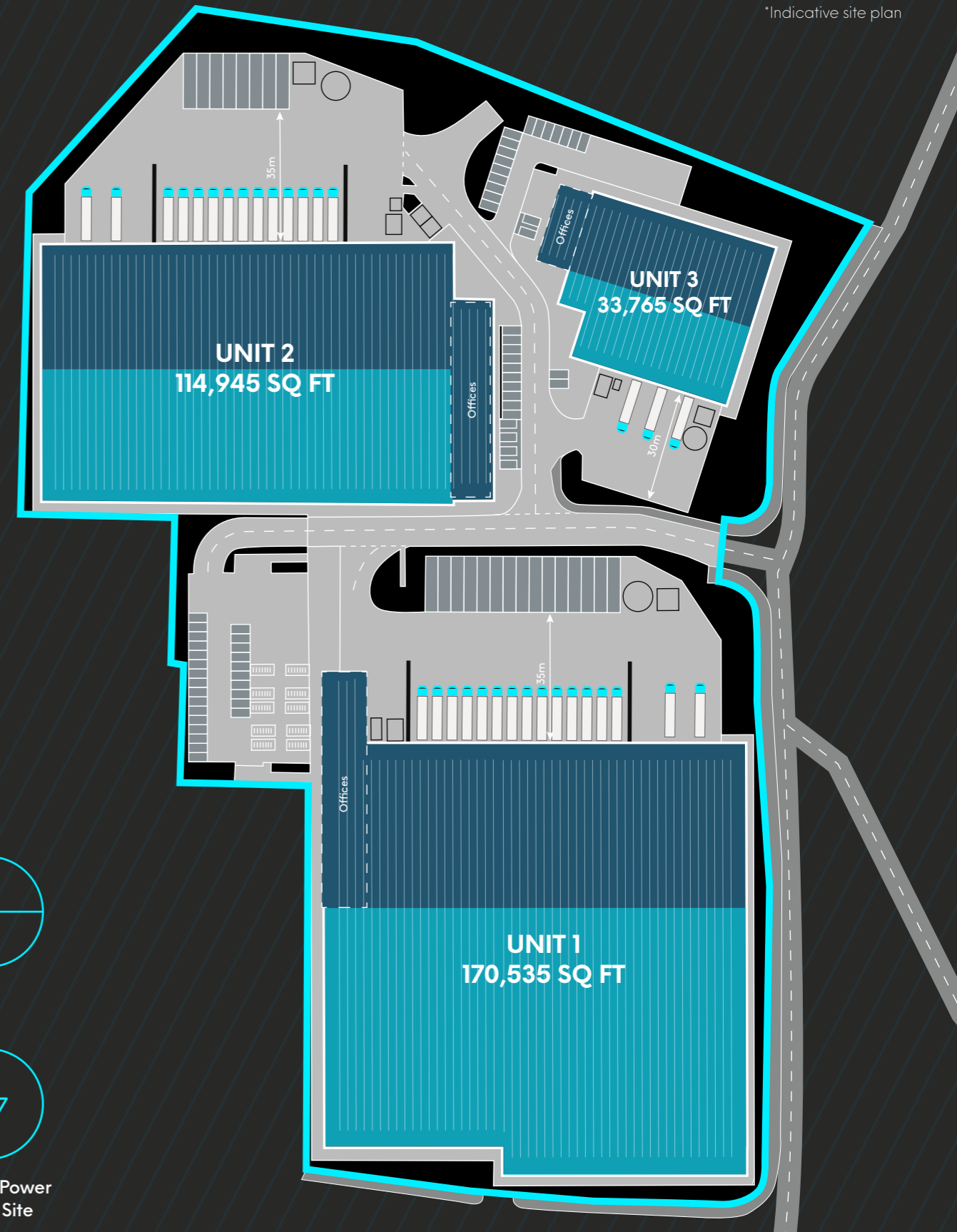
Secure Yard



12.5 m Eaves Height

33,765 - 170,535 SQ FT

*Indicative site plan



3.5 MVA Power Across Site



REDUCING TRANSPORTATION TIMES

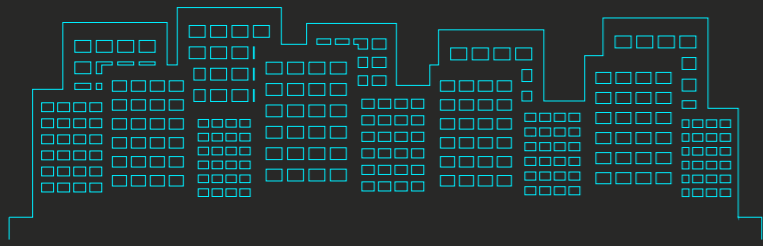


284,754

The population of Crayford and the surrounding Bexley Borough.

483,000+

People live within a 5 mile radius of site.



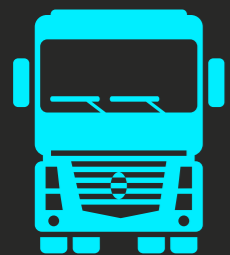
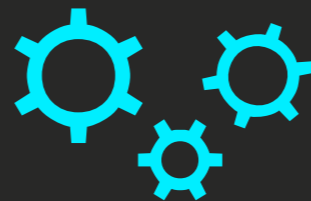
££££££

72.3%

Of the local population are economically active.

6,930

People locally are employed in the manufacturing sector.



Of the population are employed in the transport and storage industry, higher than national average.

6.3%



MLM Crayford is in close proximity to a large number of commercial ports and airports catering to the South East and London supply chain and benefits from outstanding transport links to Central London via the A2, A20 and A13.

Nearby Locations

Dartford Town Centre	2.3 Miles
Dartford River Crossing	4.4 Miles
Woolwich Ferry	9.6 Miles
Blackwall Tunnel	10.6 Miles
Central London	16 Miles

Air

London City Airport	14.2 Miles
Gatwick Airport	36 Miles
Heathrow Airport	57 Miles

Town Centre

Crayford Town Centre	0.2 Miles
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Shopping Centre

Blue water	0.8 Miles
Lakeside	8 Miles

Road

M25 Junction 1B	2.8 Miles
Dartford Crossing	3.7 Miles

Ports & Terminals

Tillbury Docks	14.2 Miles
London Gateway	36 Miles
Channel Tunnel	57 Miles
Dover Channel Crossing	63 Miles

Rail

Crayford Rail Station	0.8 Miles
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FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

DTRE

JAKE HUNTLEY

+44 (0) 20 3328 9080
jake.huntley@dtre.com

ALICE HAMPDEN-SMITH

+44 (0) 20 3328 9080
alice.hampden-smith@dtre.com

CLAUDIA HARLEY

+44 (0) 20 3328 9080
claudia.harley@dtre.com



JACK BOOTH

+44 (0) 20 7409 8121
jbooth@savills.com

HUGH WALTON

+44 (0) 1216 152 663
hugh.walton@savills.com

STOFORD

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